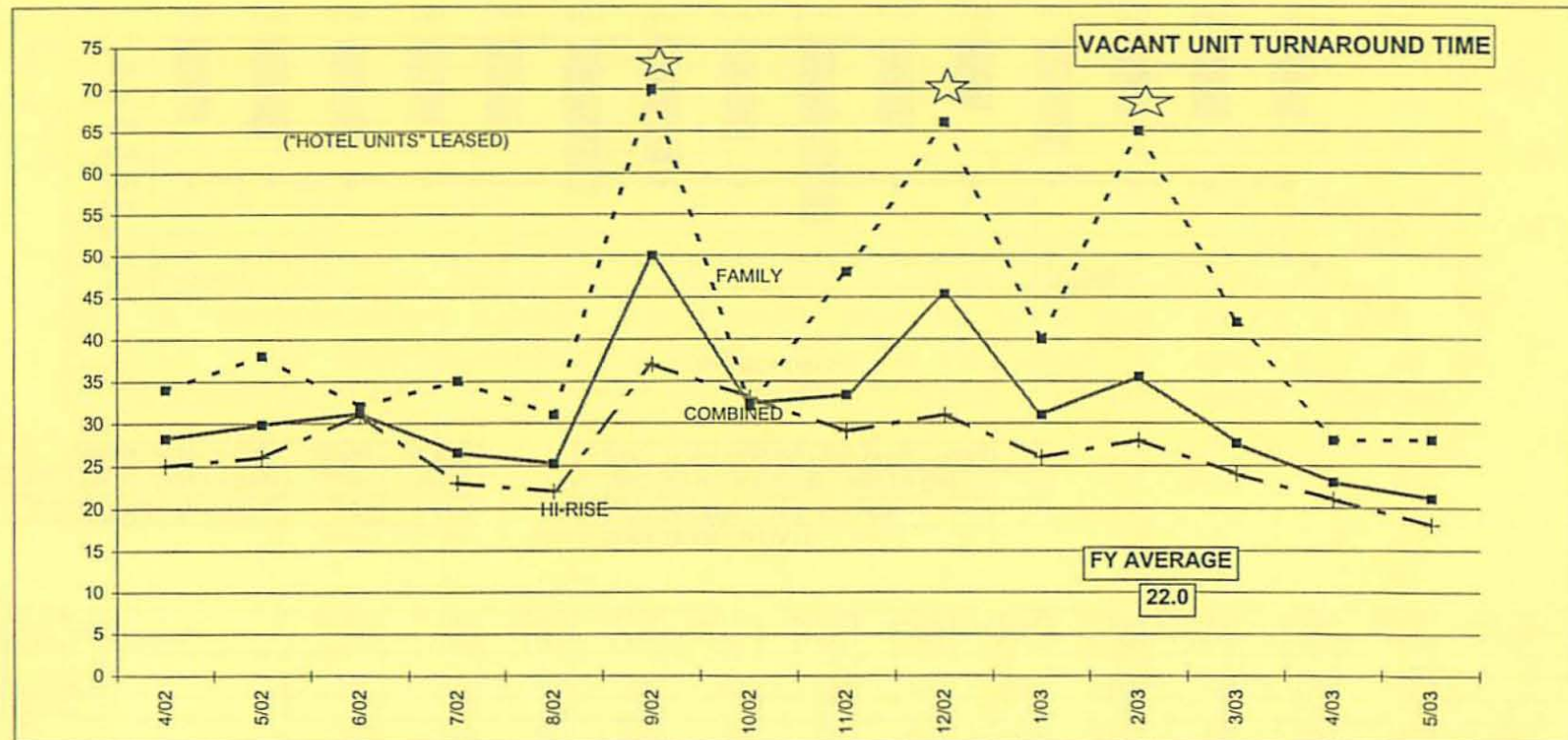


## VACANT UNIT TURNAROUND TIME

	FY98	FY99	FY2000	FY2001	FY2002	FY2003													FY 2004		YTD
	AVG	AVG	AVG	AVG	AVG	4/02	5/02	6/02	7/02	8/02	9/02	10/02	11/02	12/02	1/03	2/03	3/03	4/03	5/03	AVG	
HI-RISE - # OF UNITS	44	42	45	42	46	34	39	40	39	37	34	40	40	43	34	28	54	38	42	40	
HI-RISE TURNAROUND	29.1	35.5	35.3	32.0	32.6	25	26	31	23	22	37	33	29	31	26	28	24	21	18	20	
FAMILY - # OF UNITS	28	30	25	21	25	18	20	23	17	20	21	28	13	29	17	7	13	19	23	21	
FAMILY TURNAROUND	17.3	27.3	30.6	33.0	43.3	34	38	32	35	31	70	32	48	66	40	65	42	28	28	28	
TOTAL VACANCY DAYS					2534	1467	1760	1962	1486	1440	2748	2197	1767	3263	1581	1244	1852	1315	1370	1343	
COMBINED # OF UNITS	72	73	70	62	70	52	59	63	56	57	55	68	53	72	51	35	67	57	65	61	
COMBINED TURNAROUND	24.6	32.0	33.6	33.6	36.0	28	30	31	27	25	50	32	33	45	31	36	28	23	21	22	
FISCAL YTD AVERAGE	24.6	32.0	33.6	33.6	36.0	28.2	29.1	29.8	29.0	28.3	31.8	31.9	32.0	33.8	33.6	33.7	33.1	23.1	22.0	22.0	





**WAITING LIST - 5-31-03****PUBLIC HOUSING WAITING LIST**

WAITING LIST ACTIVITY	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	Total
Previous Applicants	1252	640	1864	712	440	167	5075
+ New Applicants	9	82	14	9	2	2	118
+ Reinstated	176	216	214	144	26	2	778
- Appic's Canceled/Withdrawn	57	127	31	34	5	5	259
- Applicants Denied	5	17	5	6	1	0	34
- Applicants Housed	1	35	7	9	1	0	53
= Applicants Pending	1374	759	2049	816	461	166	5625

As of April 1, 2003 the public housing waiting list is open only to applicants who are elderly, near-elderly or disabled.

5	Hi-Rise Transfers
7	Family Transfers
12	Total Transfers
65	TOTAL LEASES SIGNED

	0 BR		1 BR		2 BR		3 BR		4 BR		5 BR		TOTAL	
Race and Ethnicity	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
White	236	17%	389	51%	483	24%	136	17%	32	7%	15	9%	1291	23%
African American	992	72%	279	37%	1239	60%	556	68%	314	68%	84	51%	3464	62%
Native American	20	1%	9	1%	37	2%	20	2%	8	2%	1	1%	95	2%
Asian/Pacific Islander	126	9%	82	11%	290	14%	104	13%	107	23%	66	40%	775	14%
<b>TOTAL</b>	<b>1374</b>	<b>100%</b>	<b>759</b>	<b>100%</b>	<b>2049</b>	<b>100%</b>	<b>816</b>	<b>100%</b>	<b>461</b>	<b>100%</b>	<b>166</b>	<b>100%</b>	<b>5625</b>	<b>100%</b>
Hispanic	34	2%	42	6%	114	6%	38	5%	10	2%	7	4%	245	4%
Non-Hispanic	1340	98%	717	94%	1935	94%	778	95%	451	98%	159	96%	5380	96%

	0 BR		1 BR		2 BR		3 BR		4 BR		5+ BR		TOTAL	
Applicant Ages	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
62+ ("Elderly") *	1	0%	179	24%	39	2%	18	2%	2	0%	4	2%	243	4%
50 - 61 ("Near elderly") *	89	7%	156	21%	87	4%	49	6%	36	8%	7	4%	424	8%
25 - 49	618	45%	346	47%	881	43%	602	75%	388	83%	153	93%	2988	53%
20 - 24	381	28%	40	5%	690	34%	124	15%	39	8%	1	1%	1275	23%
18 - 19	280	20%	19	3%	347	17%	11	1%	2	0%	0	0%	659	12%
<b>All Ages</b>	<b>1369</b>	<b>100%</b>	<b>740</b>	<b>100%</b>	<b>2044</b>	<b>100%</b>	<b>804</b>	<b>100%</b>	<b>467</b>	<b>100%</b>	<b>165</b>	<b>100%</b>	<b>5589</b>	<b>100%</b>

\*HUD terms

(Reports run on different dates show different totals.)

**SECTION 8 WAITING LIST**

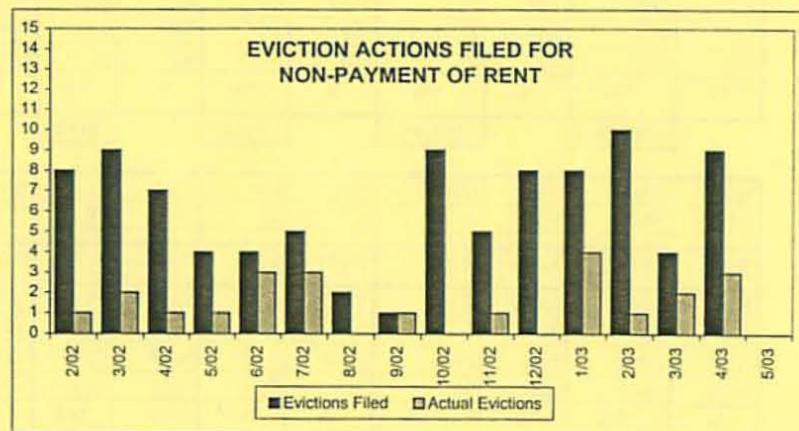
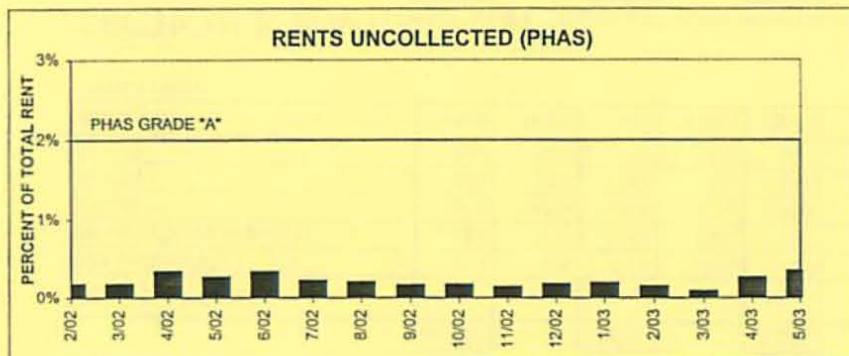
The Section 8 waiting list has been closed to new applicants since November 21, 2002.

	0 BR		1 BR		2 BR		3 BR		4+ BR		TOTAL	
Race and Ethnicity	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
White	61	21%	666	50%	673	27%	222	17%	41	9%	1663	29%
African American	205	72%	586	44%	1536	63%	902	71%	275	59%	3504	60%
Native American	10	4%	30	2%	65	3%	35	3%	12	3%	152	3%
Asian/Pacific Islander	9	3%	41	3%	182	7%	110	9%	142	30%	484	8%
<b>TOTAL</b>	<b>285</b>	<b>100%</b>	<b>1323</b>	<b>100%</b>	<b>2456</b>	<b>100%</b>	<b>1269</b>	<b>100%</b>	<b>470</b>	<b>100%</b>	<b>5803</b>	<b>100%</b>
Hispanic	14	5%	46	3%	136	6%	64	5%	15	3%	275	5%
Non-Hispanic	285	100%	1323	100%	2456	100%	1269	100%	470	100%	5803	95%



## RENTS UNCOLLECTED

	FY2003												FY 2004	
	4/02	5/02	6/02	7/02	8/02	9/02	10/02	11/02	12/02	1/03	2/03	3/03	4/03	5/03
BEGINNING BALANCE 3/31/01	2,640	2,640	2,640	2,640	2,640	2,640	2,640	2,640	2,640	2,640	2,640	2,640	3,743	3,743
CUMULATIVE MONTHLY RENT ROLL	896,815	1,798,629	2,702,582	3,604,958	4,509,392	5,409,375	6,335,938	7,240,977	8,153,062	9,064,783	9,977,560	19,894,679	915,927	1,833,486
CUMULATIVE NEGATIVE RENTS	3,620	6,730	9,672	13,385	17,264	21,143	25,564	30,104	34,422	38,474	43,034	47,195	5,172	10,522
(A) TOTAL GROSS RENTS	903,075	1,807,999	2,714,894	3,620,983	4,529,296	5,433,158	6,364,142	7,273,721	8,190,124	9,105,897	10,023,234	19,944,514	924,842	1,847,751
UNCOLLECTED RENT, CURRENT	2,836	3,382	4,017	2,143	2,132	1,864	2,501	1,566	4,916	8,214	4,302	3,743	2,350	2,846
UNCOLLECTED RENT, VACATED	218	1,441	1,572	2,412	3,628	2,710	4,039	4,268	1,751	1,755	2,811	4,177	81	3,677
CUMULATIVE COLLECTION WRITE-OFFS	0	0	3,572	3,572	3,572	4,429	4,429	4,429	7,791	7,791	7,791	9,490	0	0
(B) TOTAL UNCOLLECTED RENT	3,054	4,823	9,161	8,128	9,332	9,003	10,969	10,263	14,458	17,759	14,903	17,409	2,431	6,523
PHAS RATIO (B/A)	0.34%	0.27%	0.34%	0.22%	0.21%	0.17%	0.17%	0.14%	0.18%	0.20%	0.15%	0.09%	0.3%	0.4%



## LEASE TERMINATIONS FOR NONPAYMENT OF RENT

	FY2003												FY 2004	
	4/02	5/02	6/02	7/02	8/02	9/02	10/02	11/02	12/02	1/03	2/03	3/03	4/03	5/03
Total Termination letters sent	135	116	186	203	126	171	168	128	169	139	190	177	139	144
Total Eviction Actions Filed	7	4	4	5	2	1	9	5	8	8	10	4	9	0
Total Tenants Evicted - Nonpayment	1	1	3	3	0	1	0	1	0	4	1	2	3	0

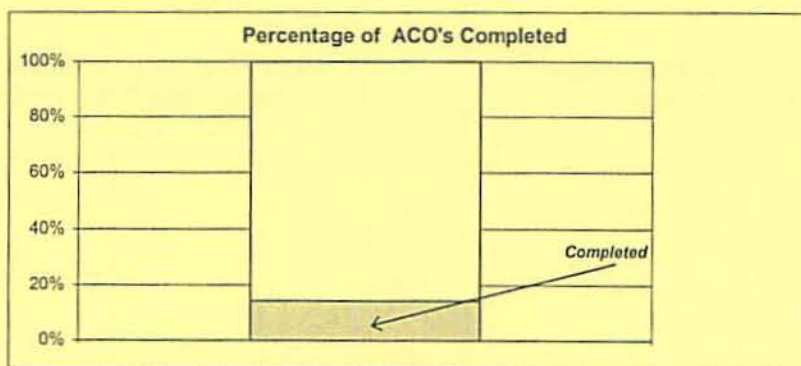
**ANNUAL APPLICATIONS FOR CONTINUED OCCUPANCY (ACO's) - FY2004**

100% of required ACOs for FY2004 were completed.

	Avail. Units	Number of ACO's Performed by Month												Year to Date Total*	Year to Date Percent
		4/03	5/03	6/03	7/03	8/03	9/03	10/03	11/03	12/03	1/04	2/04	4/04		
HI-RISE	2521	139	285											424	17%
FAMILY	1725	88	94											182	11%
TOTAL*	4246	227	379											606	14%

\* Total ACO's may exceed total units due to residents moving and transferring during the year.

Some ACO's were still pending at year-end due to resident hospitalizations and other causes.

**PUBLIC HOUSING LEASE TERMINATIONS FOR CAUSE**

(units vacated during the month due to lease termination by Housing Manager for cause)

	4/03	5/03	6/03	7/03	8/03	9/03	10/03	11/03	12/03	1/04	2/04	3/04	Year to Date
Family Units	4	5											9
Hi-Rise Units	1	3											4
Total	5	8	0	0	0	0	0	0	0	0	0	0	13

Total Lease Terminations: FY96	31
FY97	66
FY98	61
FY99	42
FY00	56
FY01	74
FY02	68
FY03	66



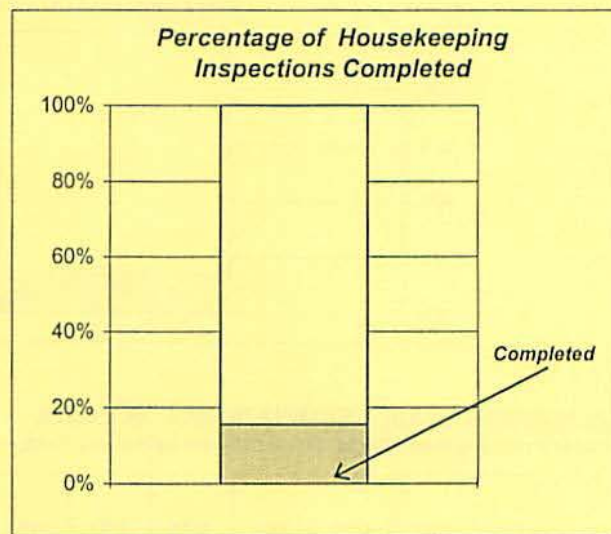
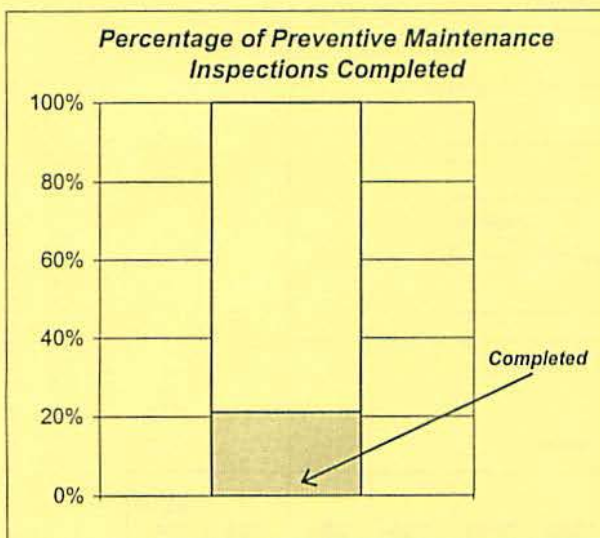
**PREVENTIVE MAINTENANCE INSPECTIONS - FY2004**  
**(PHAS UNIT INSPECTIONS)**

Maintenance Department

(100% of required FY 2003 inspections were completed)

	Units	Number of Inspections Performed by Month												Year To Date	Year To Date
		4/03	5/03	6/03	7/03	8/03	9/03	10/03	11/03	12/03	1/04	2/04	3/04	Total**	Percent
<b>FAMILY*</b>	1728	191	225											416	24%
<b>HI-RISE*</b>	2545	44	441											485	19%
<b>TOTAL*</b>	4273	235	666									0	0	901	21%

\*\* Totals may exceed 100% due to multiple inspections of some units.



**HOUSEKEEPING INSPECTIONS - FY2004**

Resident Services Department

(100% of required FY 2003 inspections were completed)

	Units	Number of Inspections Performed by Month												Year To Date	Year To Date
		4/03	5/03	6/03	7/03	8/03	9/03	10/03	11/03	12/03	1/04	2/04	3/04	Total	Percent
<b>FAMILY HOUSING</b>	1728	45	336											381	22%
<b>HI-RISE</b>	2545	51	233											284	11%
<b>TOTAL</b>	4273	96	569											665	16%

## Maintenance Work Orders

	4/03	5/03	6/03	7/03	8/03	9/03	10/03	11/03	12/03	1/04	2/04	3/04	Year To Date
<b>Emergency Work Orders</b>													
Carried Forward from Last Month	0	0											
Received this Month	561	547											
Cancelled/Corrected	13	15											
Reporting Total	548	532											
Completed this Month	548	532											1,080
Completed within 24 Hours	548	532											1,080
Percent within 24 Hours (PHAS)	100%	100%											100%

	4/03	5/03	6/03	7/03	8/03	9/03	10/03	11/03	12/03	1/04	2/04	3/04	Year To Date
<b>Non-Emergency Work Orders</b>													
Carried Over from Last Month	466	288											
Received this Month	3034	2224											
Cancelled/Corrected	100	23											
Reporting Total	3400	2489											
Completed this Month	3097	2151											5,248
Average Completion Days (PHAS)	5.34	4.26											4.80

## Maintenance Work Orders - Resident Satisfaction

	4/03	5/03	6/03	7/03	8/03	9/03	10/03	11/03	12/03	1/04	2/04	3/04	Year To Date
<b>Sampled</b>	22	20											42
<b>Dissatisfied</b>	0	0											0
<b>Satisfied</b>	22	20											42
<b>Percent Satisfied</b>	100%	100%											100%